

Summary of Requirements for Bed & Breakfast Homes In Unincorporated Areas of San Diego County

Attention prospective owners of establishments (Hotel, Motel, Bed & Breakfasts, etc.):

You must contact the County Treasurer-Tax Collector's office to register and obtain a certificate number. Upon registering, they will provide you a copy of the County Uniform Tourist Tax Ordinance and returns which are due at the end of the month following the end of the quarter. Inquiries can be directed to Harry Blackwood, Senior Treasurer-Tax Collector Specialist (619) 531-5223.

A bed and breakfast home is A PERMITTED ACCESSORY USE **UPON ISSUANCE OF A MINOR USE PERMIT** under the following conditions:

1. Must be located in a zone subject to the RR, A70, A72, S90 or S92 use regulations or in a designated Historic District, or within a structure that was constructed prior to 1936.
2. A maximum of five bedrooms shall be made available for rent.
3. No bed and breakfast home shall be located on a lot closer than 500 feet from any other lot containing a bed and breakfast home.
4. The owner or lessee of the property shall operate the facility and reside in the home or other legal residence on the property. If the owner or lessee resides in a residence separate from the facility, instructions on how to contact the owner/lessee after hours for emergencies shall be posted in each room.
5. One off-street parking space for each room rented and each employee shall be provided in addition to the parking required for single-family occupancy.
6. Service shall be limited to the rental of rooms and the provision of breakfast for overnight guests. No food preparation or cooking for guests shall be conducted within any bedroom made available for rent.
7. Signs shall be limited to one on-premise sign not to exceed two square feet.
8. Adequate water and sewage disposal must be available.
9. The primary access road shall be via a publicly maintained road.

Generally speaking, a Bed and Breakfast food facility may serve the following food items:

1. Beverages, such as coffee, tea and fruit juices.
2. Pasteurized Grade A milk.
3. Fresh fruits.
4. Frozen and commercially processed fruits.
5. Baked goods, such as pastries, rolls, breads, and muffins that are non-potentially hazardous foods.
6. Cereals.
7. Commercial jams, jellies, honey and maple syrup.
8. Pasteurized Grade A creams and butters, non-dairy creamers or similar products.
9. Commercially manufactured hard cheeses, commercially manufactured cream cheeses and commercially manufactured yogurt.

THIS DOCUMENT IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. IT IS NOT A COMPLETE LIST OF REQUIREMENTS.

For detailed information contact the DEPARTMENT OF PLANNING AND LAND USE ZONING DIVISION AT 858-565-5981.

For business assistance contact the County's OFFICE OF TRADE AND BUSINESS DEVELOPMENT AT 858-495-5494.



***Bed & Breakfast Home, Host Home,
Guest Living Quarters and
Transient Habitation Units***

How Are They Different?

Bed and Breakfast Home: A single-family dwelling in which **more than two bedrooms** are made available for rent on a less than weekly basis to provide lodging, including overnight sleeping accommodations and breakfast.

Host Home: A single-family dwelling in which **no more than two** bedrooms are made available for rent on a less than weekly basis to provide lodging, including overnight sleeping accommodations and breakfast.

Guest Living Quarters: Living quarters within an accessory building **for the sole use of persons employed on the premises or for temporary use by guests of the occupants of premises**, which living quarters **have neither kitchen facilities or laundry facilities** and **are not rented** or otherwise used as a separate dwelling. The total floor area of any dwelling constructed as guest living quarters shall not exceed 600 square feet or twenty-five percent (25%) of the square footage of the primary dwelling, whichever is greater.

Transient Habitation Unit: **Living quarters intended exclusively for occupation by transient persons.** A transient habitation unit may include a hotel or motel room or suite of rooms, a cabin or a campground space.

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